

APPROVAL: [Signature]
ASHLAND PLANNING DEPARTMENT
Planning Action 99-006

12/29/99
DATE

LAND PARTITION SURVEY PARTITION PLAT NO. P-71-1999

LOCATED WITHIN THE SW 1/4, OF THE NE 1/4 OF SECTION 14,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON.

RECORDING
FILED FOR RECORD THIS THE 30 DAY OF December, 1999 AT 12:24 O'CLOCK
P.M. AND RECORDED AS PARTITION PLAT NO. P-71-1999 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 10,
PAGE 71.
Kathleen S. Beckett COUNTY CLERK
[Signature] DEPUTY

APPROVAL:
Examined and approved this 22nd day of December, 1999.
James H. Olson
City Surveyor

COUNTY SURVEYOR FILE NO. 16375

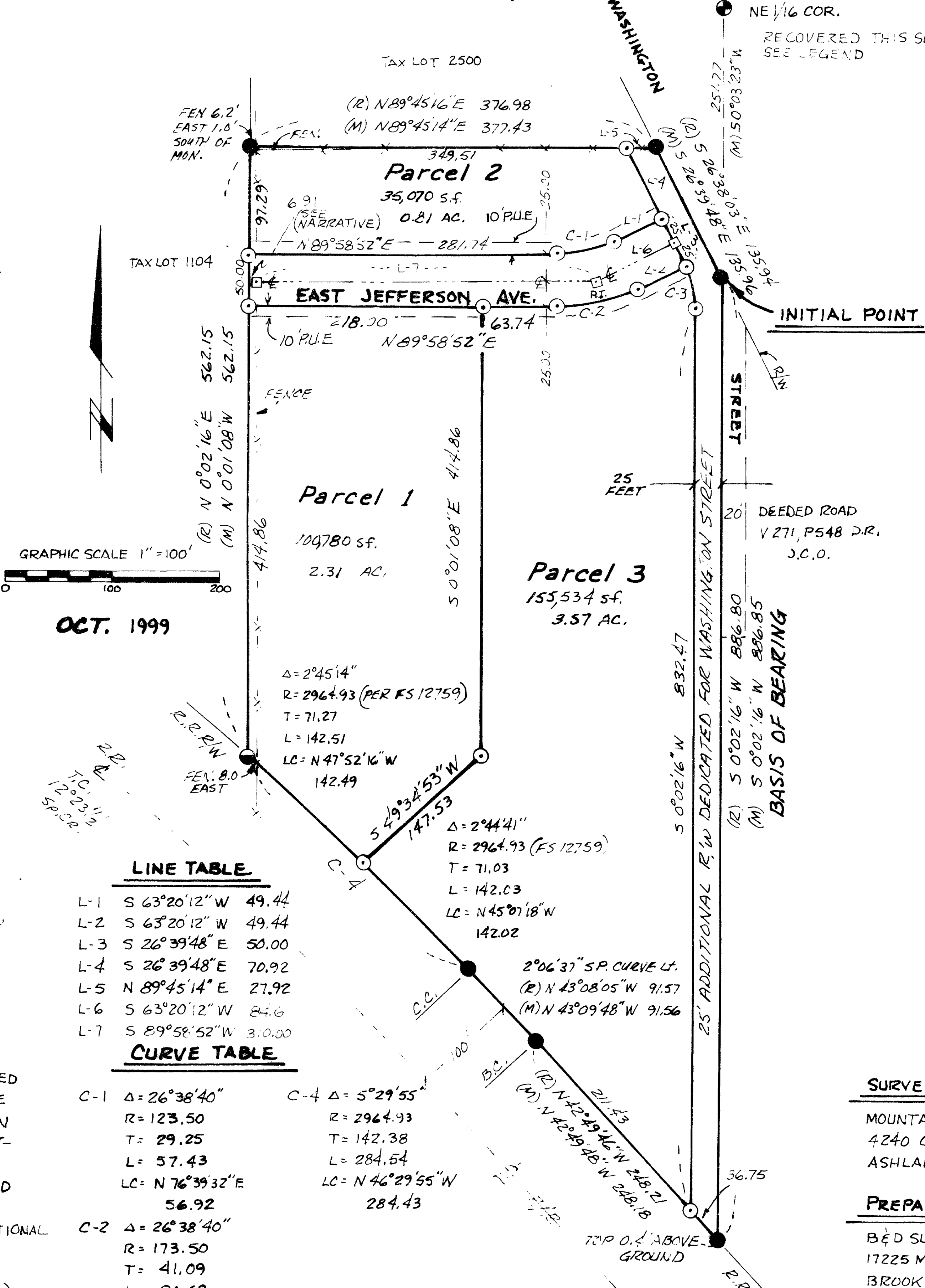
TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095
HAVE BEEN PAID AS OF December 29, 1999.
[Signature] ASSESSOR
[Signature] DEPUTY
[Signature] TAX COLLECTOR

SURVEYOR'S CERTIFICATE

I, DARRYL J. NIEMI, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT A 5/8" REBAR WITH AN ALUM. CAP MARKED "RLS 759" PER S.N. 5330, MARKING THE NE 1/6 CORNER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, CITY OF ASHLAND; THENCE S 0°03'23" W, 251.77 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ANDREWS LS 1626", SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 5 AND WASHINGTON STREET, AND BEING THE INITIAL POINT OF THIS PARTITION, THENCE S 0°02'16" W, 886.85 FEET, (RECORD S 0°02'16" W, 886.80 FEET) TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ANDREWS LS 1626" LYING ON THE NORTHERLY RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD, THENCE FOLLOWING SAID RIGHT-OF-WAY N 42°49'48" W, 248.18 FEET, (RECORD N 42°49'46" W, 248.21 FEET) TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ANDREWS LS 1626", THENCE ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS N 43°09'48" W, 91.56 FEET, (RECORD N 43°08'06" W, 91.57 FEET) TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ANDREWS LS 1626", THENCE CONTINUING ALONG SAID SPIRAL CURVE TO THE LEFT HAVING A RADIUS OF 2964.93 FEET, THE LONG CHORD OF WHICH BEARS N 46°29'55" W, 284.43 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "SWAIN RLS 759"; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY AND RUNNING N 0°01'08" E, 562.15 FEET, (RECORD N 0°02'16" E, 562.15 FEET) TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ANDREWS LS 1626"; THENCE N 89°45'14" E, 377.43 FEET, (RECORD N 89°45'16" E, 376.98 FEET) TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ANDREWS LS 1626"; SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 5 AND WASHINGTON STREET; THENCE ALONG SAID RIGHT-OF-WAY S 26°39'48" E, 135.96 FEET (RECORD S 26°38'03" E, 135.94 FEET) TO THE INITIAL POINT OF THIS PARTITION.



OCT. 1999

LINE TABLE

L-1	S 63°20'12" W	49.44
L-2	S 63°20'12" W	49.44
L-3	S 26°39'48" E	50.00
L-4	S 26°39'48" E	70.92
L-5	N 89°45'14" E	27.92
L-6	S 63°20'12" W	84.6
L-7	S 89°58'52" W	3.0.00

CURVE TABLE

C-1	Δ = 26°38'40"	R = 123.50	T = 29.25	L = 57.43	LC = N 76°39'32" E
C-2	Δ = 26°38'40"	R = 173.50	T = 41.09	L = 80.68	LC = N 76°39'32" E
C-3	Δ = 26°42'05"	R = 90.69	T = 21.52	L = 42.26	LC = N 13°18'46" W
C-4	Δ = 5°29'55"	R = 2964.93	T = 142.38	L = 284.54	LC = N 46°29'55" W

BASIS OF BEARING

N.O.A.A. TRUE MERIDIAN AT THE NORTH-SOUTH E OF SECTION 14. BEARING REFERENCE LINE TAKEN FROM FILED SURVEY NUMBER 12759 ALONG WASHINGTON STREET AS DEPICTED ABOVE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CONDITIONALLY APPROVED LAND PARTITION, PLANNING ACTION NUMBER 99-006, AS APPROVED BY THE CITY OF ASHLAND PLANNING COMMISSION ON JAN. 12, 1999. USING A NIKON TOPGUN TOTAL STATION WITH A HP48GX DATA COLLECTOR, WITH IDS SOFTWARE, THE EXTERIOR BOUNDARY MONUMENTS AS RECORDED ON SURVEY OF RECORD NO. 12759 WERE TIED BY A CLOSED LOOP TRAVERSE AND HELD AS RECORD. BASED ON THE RECORD DATA AND FIELD TIES TO EXISTING MONUMENTS, THE THREE PARCELS, EAST JEFFERSON AVENUE AND THE ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF ASHLAND FOR WASHINGTON STREET WERE MONUMENTED AS DEPICTED HEREON. IT IS NOTED THAT THE Q MONUMENT SET AS A POINT ON TANGENT (POT) WAS HELD BACK 6.91 FEET EAST OF RECORD INTERSECT TO AVOID BEING DISTURBED BY FUTURE STREET IMPROVEMENTS.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

[Signature]
D.J. NIEMI
R.L.S. 1868

ASSESSOR'S MAP 39 1E 14A TAXLOT 2400

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, DOUGLAS NEUMAN, PRESIDENT OF MOUNTAIN PARK DEVELOPMENT L.L.C. THE OWNER IN FEE SIMPLE OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERewith, AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS 1, 2 AND 3 AS SHOWN HEREON, AND HEREBY DEDICATE TO THE CITY OF ASHLAND, THE EASTERLY 25 FEET OF SAID PROPERTY FOR THE FUTURE RIGHT-OF-WAY NEEDS OF WASHINGTON STREET, AND DO HEREBY DEDICATE TO THE PUBLIC FOR ROADWAY AND UTILITIES, EAST JEFFERSON AVENUE AS SHOWN HEREON.

DOUGLAS NEUMAN - PRESIDENT
DATED: 12/29/99 OF 1999

STATE OF OREGON }
COUNTY OF JACKSON } SS
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED DOUGLAS NEUMAN, PRESIDENT OF MOUNTAIN PARK DEVELOPMENT L.L.C. AND ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]
NOTARY PUBLIC - OREGON

LEGEND

- INDICATES A 5/8" X 30" REBAR, WITH RED PLASTIC CAP MARKED "NIEMI PLS 1868"
- INDICATES A 5/8" REBAR, WITH YELLOW PLASTIC CAP MARKED "ANDREWS LS 1626" PER SURVEY 12759, FOUND AS NOTED, OR FLUSH WITH SURFACE.
- INDICATES A 5/8" REBAR, WITH YELLOW PLASTIC CAP MARKED "SWAIN RLS 759" PER SURVEY 9668, FOUND AS NOTED, OR FLUSH WITH SURFACE.
- (R) INDICATES RECORD INFORMATION PER SURVEY NO. 12759.
- (M) INDICATES MEASURED DATA THIS SURVEY.
- INDICATES A FOUND 1 1/2" ALUM. CAP STAMPED "NE 1/6, SEC 14, RLS 759, 1973" 23" DEEP PER SURVEY NO. 12759.
- SET 1" X 30" IR W. 2 1/2" BRASS CAP "LS 1868" IN MON. CASE, PER. CITY STAND. (ROAD & REF. MON.)

SURVEY FOR

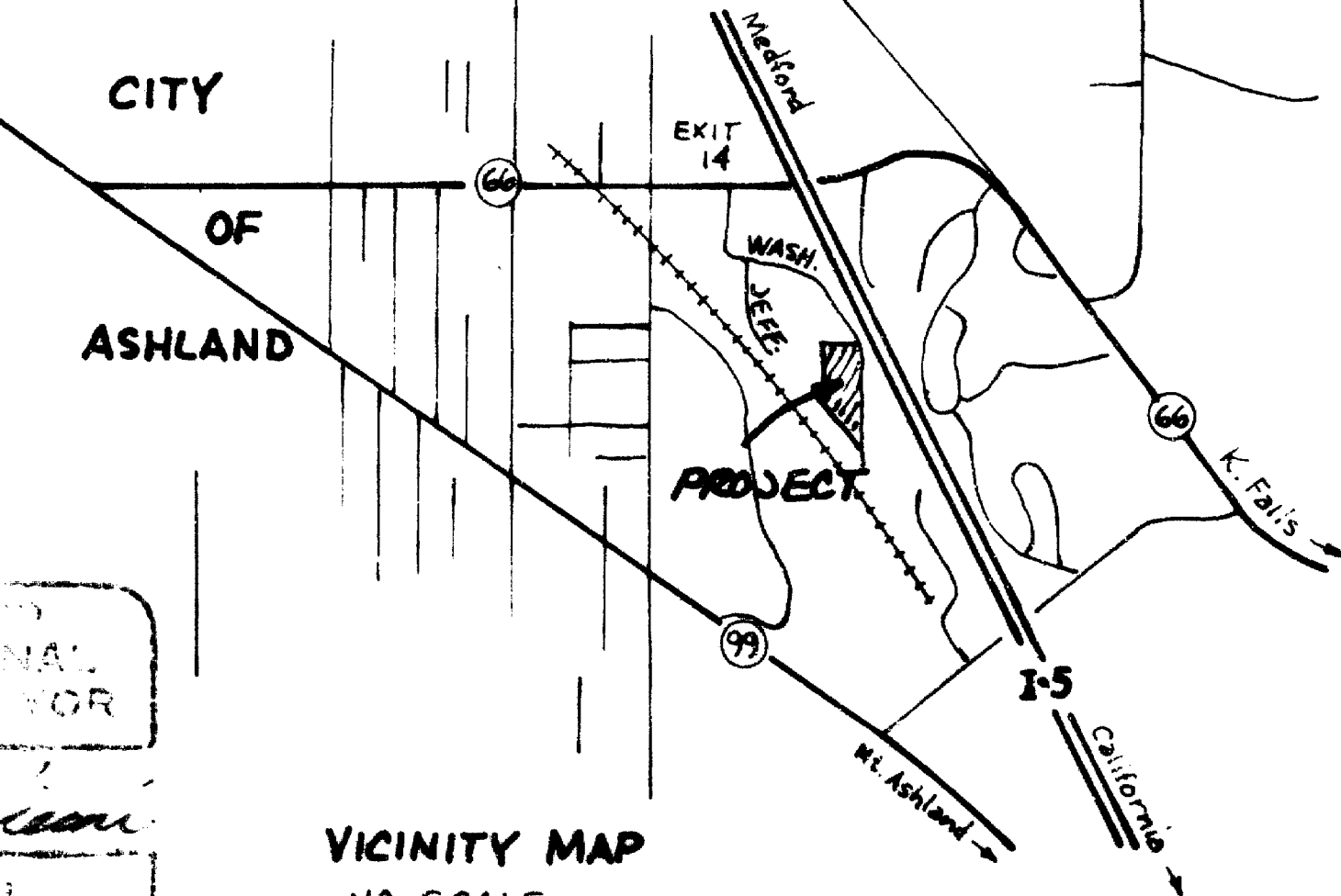
MOUNTAIN PARK DEVELOPMENT, L.L.C.
4240 CLAYTON ROAD
ASHLAND, OR, 97520

PREPARED BY

B&D SURVEYS LTD.
17225 MOUNTAIN DRIVE
BROOKINGS, OR 97415
PHONE (541) 469-5655

** RECEIVED **
Date 12/30/99 By PER
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR
[Signature]
1868



RENEWAL 12-31-00

SHEET 1 OF 1